



7 Plessey Close, Towcester, Northamptonshire, NN12 6HY

HOWKINS &
HARRISON

7 Plessey Close,
Towcester,
Northamptonshire,
NN12 6HY

Guide Price: £400,000

A delightful detached, four-bedroom family home, set within walking distance of the thriving centre of Towcester. Beautifully presented throughout, the accommodation extends to entrance hall, cloakroom, sitting room, kitchen/dining room, dining room, utility. The master bedroom has an en-suite shower room; there are two further double bedrooms and one single bedroom in addition to the family bathroom. There is driveway parking and an immaculate rear garden with a decked seating area and low maintenance astro-turf.

Features

- Detached property
- Master bedroom en-suite
- Three further bedroom & family bathroom
- Two reception rooms
- Kitchen
- Utility room
- Cloakroom
- Driveway parking
- Enclosed low maintenance garden
- Energy rating D



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

Entrance hall, cloakroom, sitting room with feature fireplace, kitchen with a range of fitted units and a range cooker, and French doors opening into the garden. The kitchen leads through to the family/dining room, currently set up as a home gym. A utility room completes the ground floor.

First Floor

The master bedroom has an en-suite shower room; there are two further double bedrooms and one single bedroom in addition to the family bathroom.





Outside

The property is approached by a driveway and a footpath leading to the front door. A courtesy gate leads to the rear garden which is enclosed on all side with timber fencing. There is a paved patio adjacent to the rear of the property, and a large, decked entertaining area to the far end with the remainder of the garden laid to low maintenance astro-turf.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

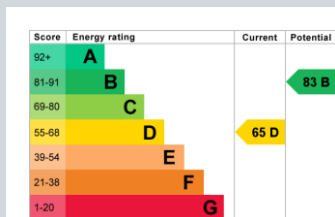
The following services are connected to this property: gas, electricity, water and drainage. Electric Boiler. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

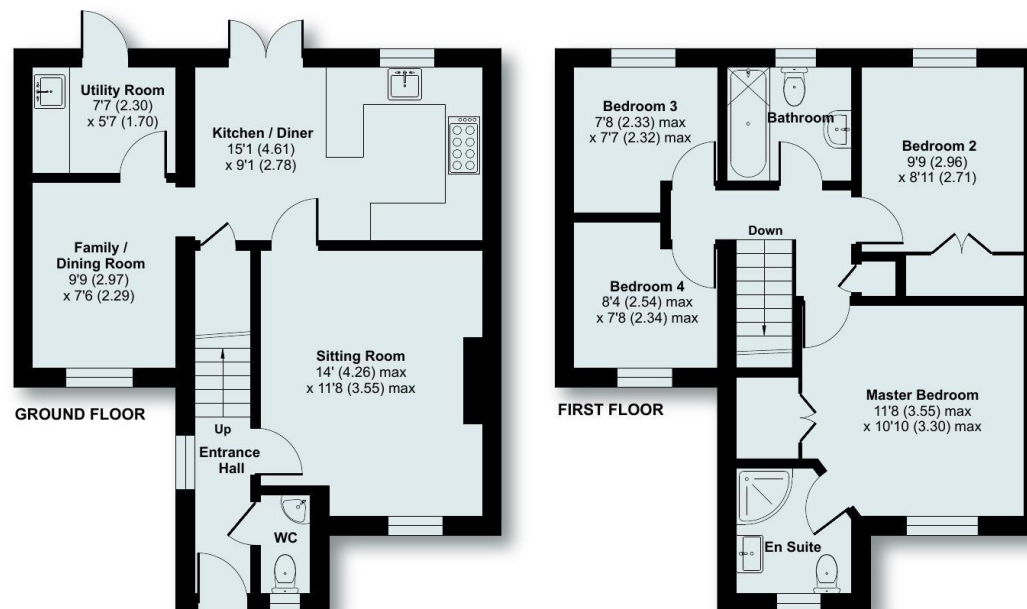
Council Tax Band - D



Plessey Close, Towcester, NN12

Approximate Area = 1032 sq ft / 95.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1498422

HOWKINS & HARRISON

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.